

PD 1187

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 28, 2015

Joseph M. Antunovich, AIA
Antunovich Associates, Inc.
224 West Huron Street, Suite 7 East
Chicago, IL 60654

Re: Administrative Relief request for Institutional Planned Development No. 1187, The Salvation Army Freedom Center, 825 North Christiana Avenue

Dear Mr. Antunovich:

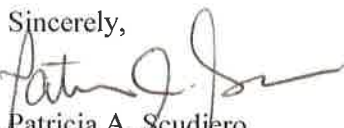
Please be advised that your request for a minor change to Institutional Planned Development No. 1187 ("PD 1187"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1187.

PD 1187 was passed on December 14, 2011, and on September 20, 2013, an administrative relief was granted to allow for a reduction in the transitional bed count from 462 beds to approximately 413 beds, the building was reduced from five stories to four stories and each of the residential wings was adjusted to be slightly longer in the north/south direction. You are now seeking an administrative relief to allow for the addition of a small, 1,664 square foot maintenance building to be located along Christiana Ave., at the northwest corner of the site, within the parking lot. The following drawings, dated June 1, 2015, shall be inserted into the main file, Site Plan, Enlarged Existing Site Plan - Modified, and First Floor Plan, along with Exterior Elevations dated July 13, 2015.

With regard to your request, the Department of Planning and Development has determined that allowing the addition of a maintenance building will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

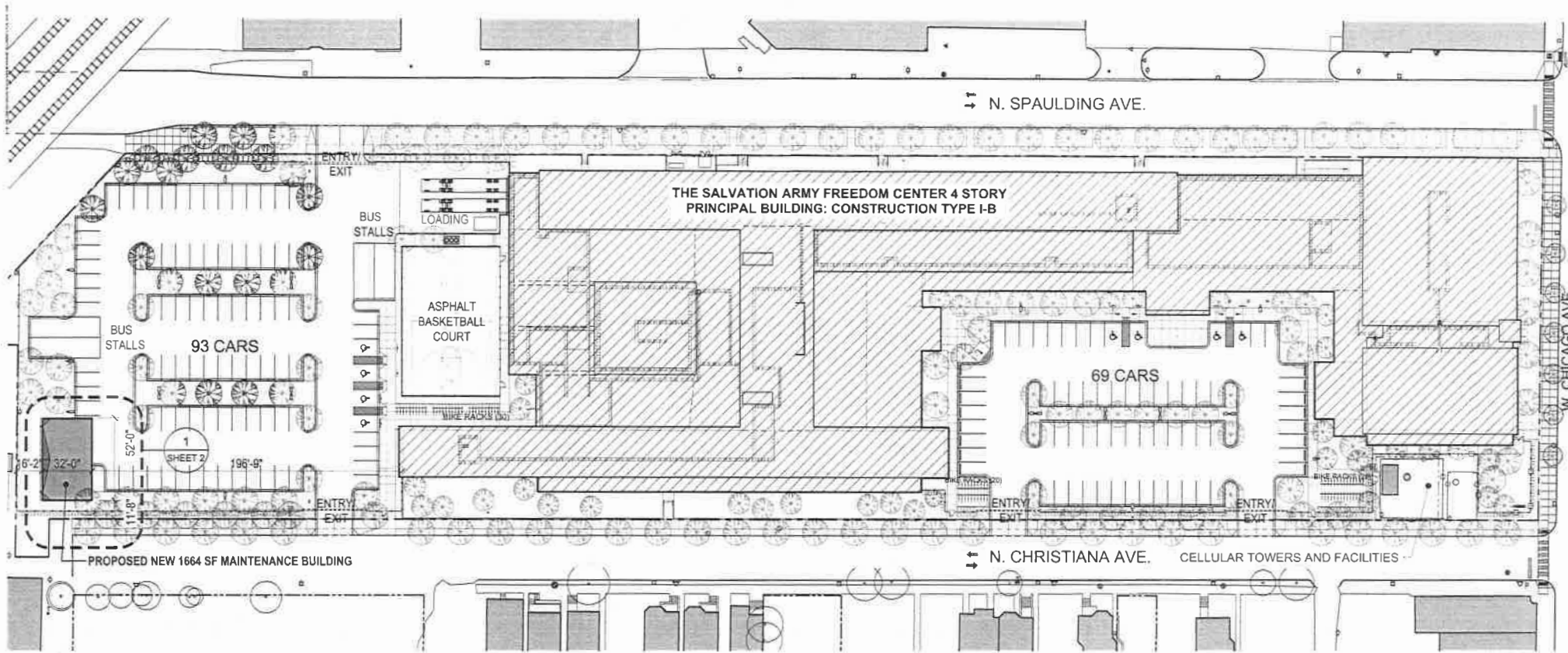
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 1187, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Main file



THE SALVATION ARMY FREEDOM CENTER 4 STORY
PRINCIPAL BUILDING: CONSTRUCTION TYPE I-B

93 CARS

69 CARS

PROPOSED NEW 1664 SF MAINTENANCE BUILDING

BUILDING AREA BREAKDOWN

FLOOR	AREA
FIRST FLOOR	94,588 SF
SECOND FLOOR	34,817 SF
THIRD FLOOR	29,105 SF
FOURTH FLOOR	29,105 SF
BUILDING TOTAL	187,615 SF
MAINT. BLDG	1,664 SF
PROPOSED TOTAL	189,279 SF

FLOOR AREA RATIO CALCULATION

NET SITE AREA 219,070 SF
MAXIMUM FAR: 1.0
EXISTING SITE COVERAGE: 94,588 SF
MAINTENANCE BUILDING: 1,664 SF
EXISTING FAR BUILDING AREA: 187,615 SF
EXISTING FAR: 0.86 < 1.0
PROPOSED FAR BUILDING AREA: 189,279 SF
PROPOSED FAR: 0.86 < 1.0

THE FREEDOM CENTER

825 N. Christiana, Chicago, Illinois 60651

Architecture Resources - Architect
224 West Huron Street, Chicago, IL 60654
Phone: 312-266-1126 Fax: 312-266-7123

Owner - The Salvation Army - USA Central Territory
10 West Algonquin Road, Des Plaines, Illinois 60016
Phone: 773-995-0151 Fax: 773-624-6716

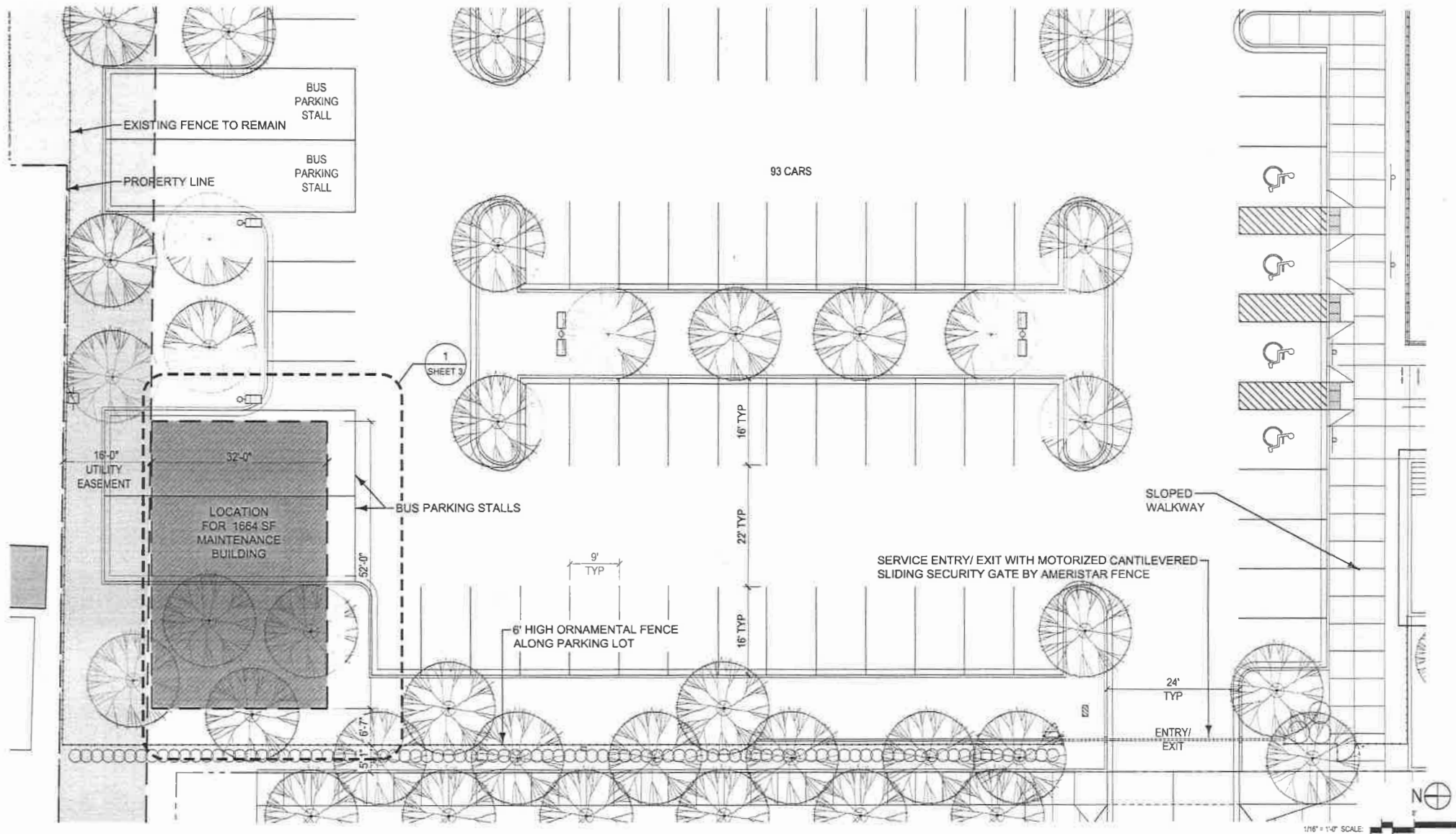


Site Plan

6.1.2015

THE INFORMATION PROVIDED ON THIS DRAWING IS FROM INFORMATION AVAILABLE AND MAY NOT REFLECT ACTUAL FIELD CONDITIONS. SERVICE CHANGES AND UTILITIES PROVIDED BY THE LANDLORD FOR THE BASE BUILDING MAY EXIST WITHIN THE TOWN'S SERVICE PROVIDED. IT SHALL BE THE RESPONSIBILITY OF THE TOWN TO VERIFY ALL INFORMATION SHOWN. THE DESIGNER AND ARCHITECT MAKE NO REPRESENTATIONS AS TO THE ACCURACY AND CORRECTNESS OF ANY DIMENSIONS OR SQUARE FOOTAGES. ALL DIMENSIONS AND SQUARE FOOTAGES SHALL BE FIELD VERIFIED BY THE TENANT IN THE FIELD.

1.



THE FREEDOM CENTER

825 N. Christiana, Chicago, Illinois 60651

Architect
 224 West Huron Street, Chicago, IL 60654
 Phone: 312-286-1126 Fax: 312-286-7123

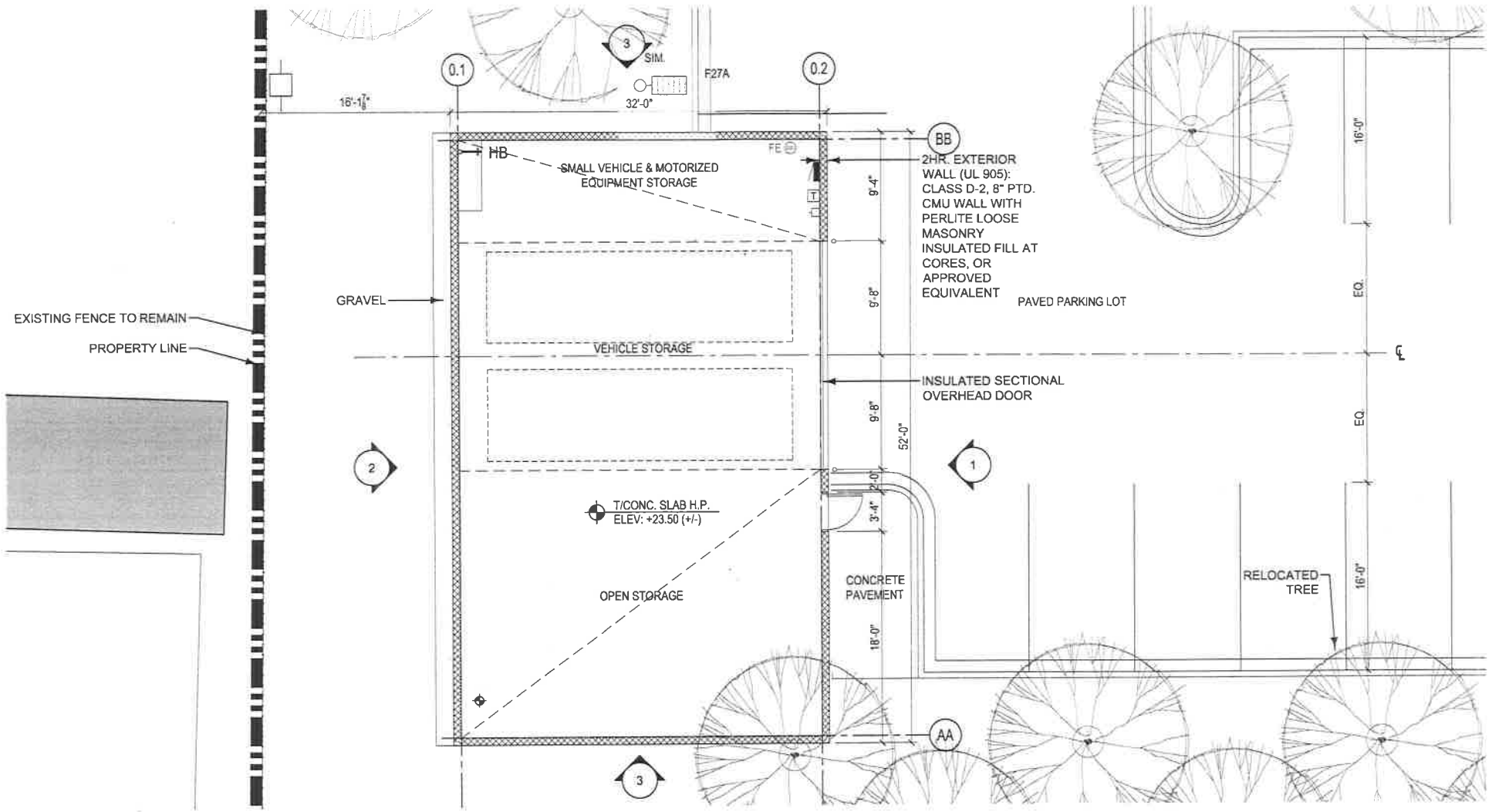
Owner - The Salvation Army - USA Central Territory
 10 West Algonquin Road, Des Plaines, Illinois 60015
 Phone: 773-865-9151 Fax: 773-824-8718

Enlarged Existing Site Plan - Modified

6.1.2015

THE INFORMATION PROVIDED ON THIS DRAWING IS FROM DOCUMENTATION AVAILABLE AND MAY NOT REFLECT ACTUAL FIELD CON-
 DITIONS. SERVICE OWNERS AND UTILITIES PROVIDED BY THE LANDOWNER FOR THE BASE BUILDING MAY EXIST WITHIN THE TOWNPLOT
 BOUNDARIES/PERMITS. IT SHALL BE THE RESPONSIBILITY OF THE TOWNPLOT TO FIELD VERIFY ALL INFORMATION SHOWN. THE DESIGN
 OWNER AND ARCHITECT HAVE NO REPRESENTATIONS AS TO THE ACCURACY AND COMPLETENESS OF ANY DIMENSIONS OR SQUARE
 FOOTAGES. ALL DIMENSIONS AND SQUARE FOOTAGES SHALL BE FIELD VERIFIED BY THE TOWNPLOT IN THE FIELD.

2.



THE FREEDOM CENTER

825 N. Christiana, Chicago, Illinois 60651

Antonovich Associates - Architect
224 West Huron Street, Chicago, IL 60654
Phone: 312-286-1126 Fax: 312-286-7123

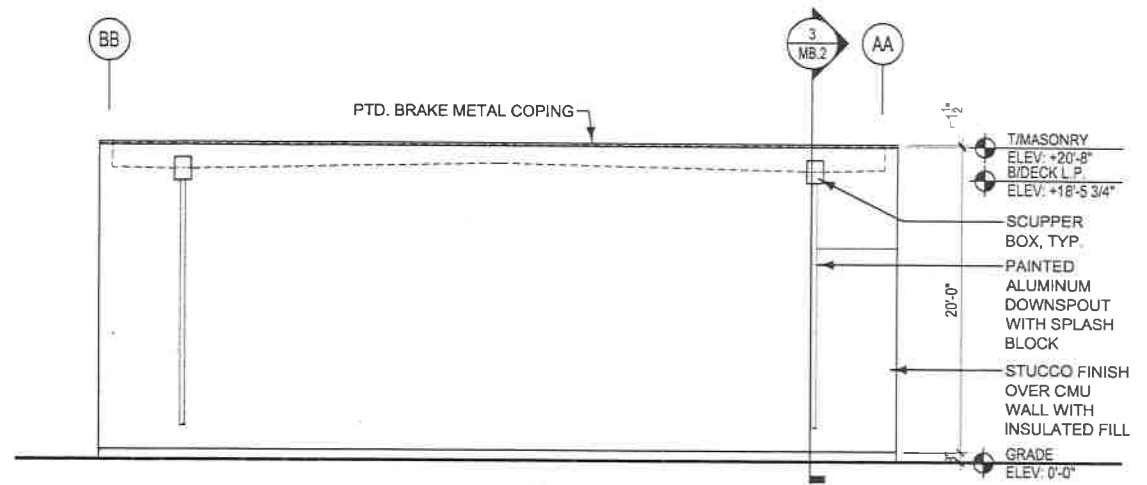
Owner - The Salvation Army - USA Central Territory
10 West Algonquin Road, Des Plaines, Illinois 60016
Phone: 773-895-0151 Fax: 773-824-4718

First Floor Plan

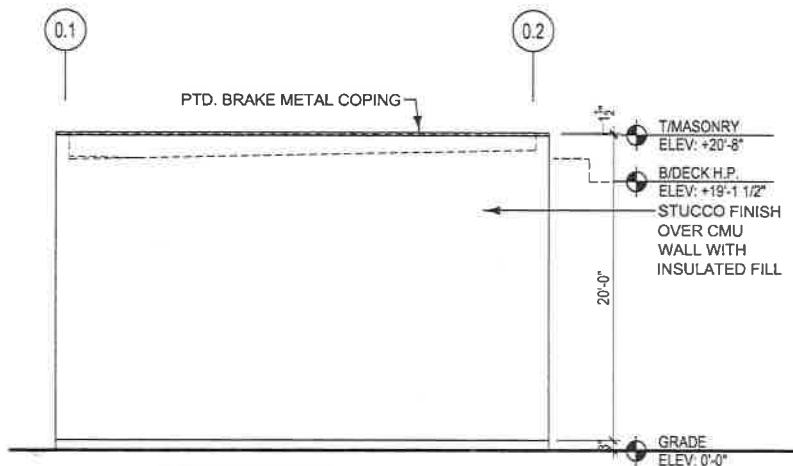
6.1.2015

THE INFORMATION PROVIDED ON THIS DRAWING IS FROM DOCUMENTATION AVAILABLE AND MAY NOT REFLECT ACTUAL FIELD CONDITIONS. SERVICE CHANGES AND OMISSIONS PROVIDED BY THE LANDOWNER FOR THIS DRAWING SHALL EXIST WITHIN THE TENANT'S DESIGNER'S RESPONSIBILITY. IT SHALL BE THE RESPONSIBILITY OF THE TENANT TO VERIFY ALL INFORMATION SHOWN. THE DESIGNER AND ARCHITECT MAKE NO REPRESENTATIONS AS TO THE ACCURACY AND COMPLETENESS OF ANY DIMENSIONS OR SQUARE FOOTAGES. ALL DIMENSIONS AND SQUARE FOOTAGES SHALL BE FIELD VERIFIED BY THE TENANT IN THE FIELD.

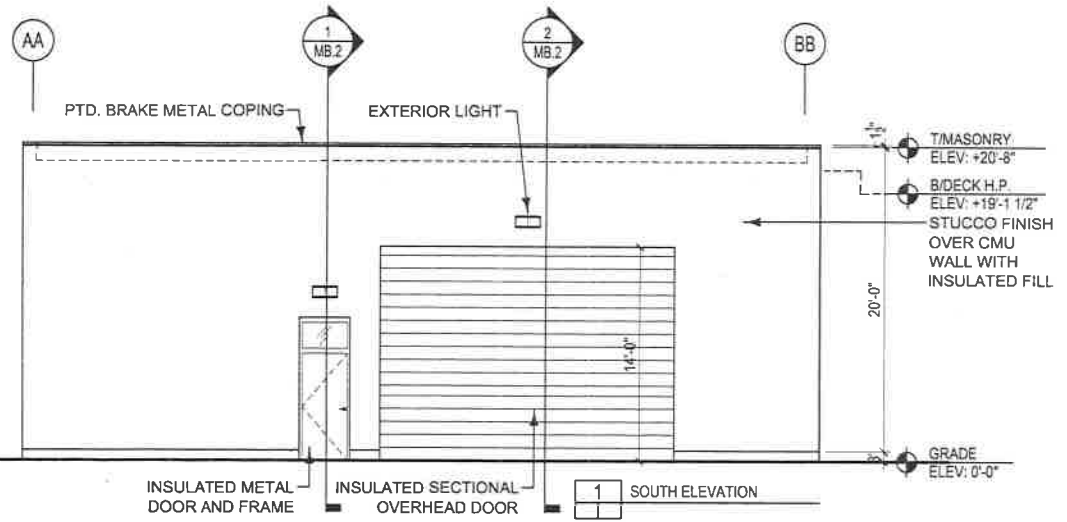
3.



2 NORTH ELEVATION



3 WEST ELEVATION



1 SOUTH ELEVATION



Exterior Elevations

7.13.2015

THE FREEDOM CENTER

825 N. Christiana, Chicago, Illinois 60651

Architect: Aronovich Associates - Architect
 Owner: The Salvation Army - USA Central Territory
 224 West Huron Street, Chicago, IL 60654
 10 West Agawam Road, Des Plaines, Illinois 60018
 Phone: 312.286.1126 Fax: 312.286.7123
 Phone: 773.965.0151 Fax: 773.454.4718

THE INFORMATION PROVIDED ON THIS DRAWING IS FROM GOOD INFORMATION AVAILABLE AND WE DO NOT REFLECT ACTUAL FIELD CONDITIONS. UNLESS OTHERWISE SPECIFIED AND NOTED BY THE LANSING FOR THE BASE BUILDING MAY EXIST WITHIN THE EXISTING. DESIGNER'S RESPONSIBILITY IS TO THE CLIENT TO VERIFY ALL INFORMATION SHOWN. THE OWNER AND ARCHITECT MAKE NO REPRESENTATION AS TO THE ACCURACY AND CORRECTNESS OF ANY DIMENSIONS OR SQUARE FOOTAGE. ALL DIMENSIONS AND SQUARE FOOTAGE SHALL BE FIELD-VERIFIED BY THE OWNER AT THE FIELD.

4.



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

September 30, 2013

Joseph M. Antunovich, AIA
Antunovich Associates, Inc.
224 West Huron Street, Suite 7 East
Chicago, IL 60654

Re: Administrative Relief request for Institutional Planned Development No. 1187, The Salvation Army Freedom Center, West Chicago, North Spaulding and North Christiana Avenues

Dear Mr. Antunovich:

Please be advised that your request for a minor change to Institutional Planned Development No. 1187 ("PD 1187"), has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1187.


PD 1187 was passed on December 14, 2011, and since that time, The Salvation Army has reprogrammed the interior functions within the proposed Freedom Center. As a result, you are requesting on behalf of the property owner, The Salvation Army, the following changes:

- The transitional residence bed count has been reduced from 462 beds to approximately 413 beds.
- The building has been reduced from five stories to four stories.
- Each of the residential wings has been adjusted to be slightly longer in the north/south direction. The following revised drawings, dated September 24, 2013, shall be inserted into the main file: Site Plan, Landscape Plans (2), Building Elevations (3), and a Green Roof Plan.

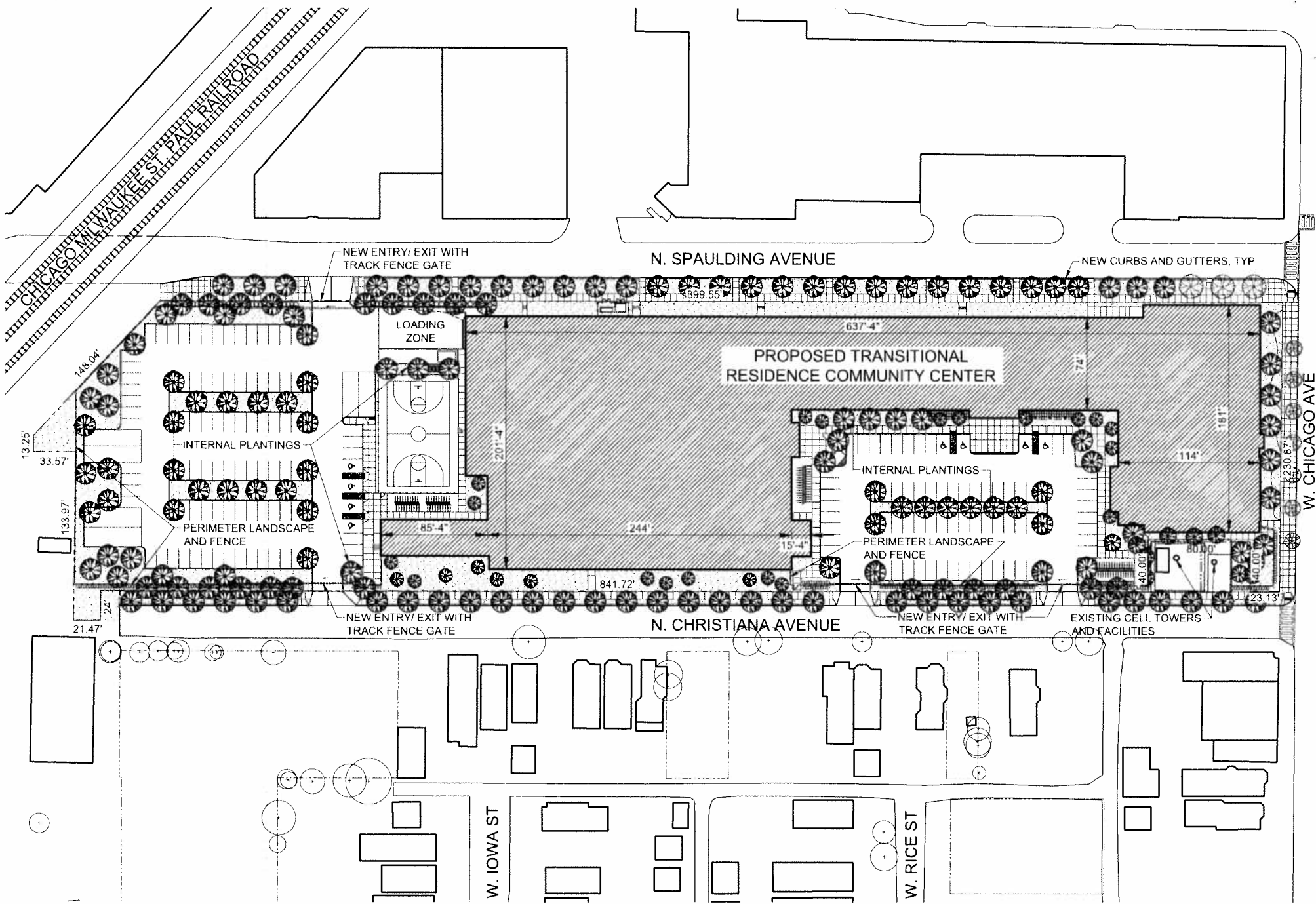
With regard to your request, the Department of Housing and Economic Development has determined that allowing these design modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 1187, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Ron Daye, Main file

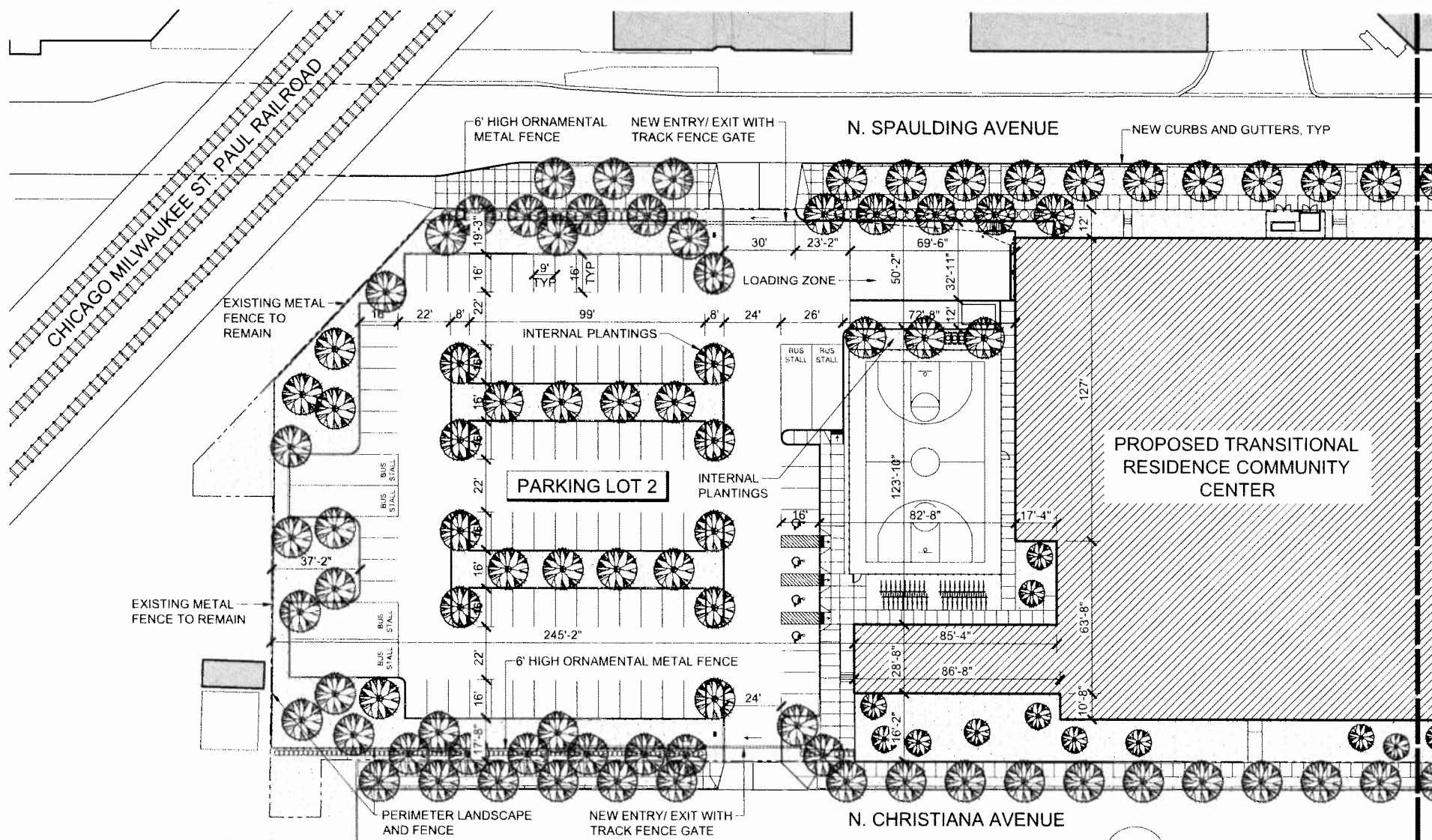


The Salvation Army Freedom Center - Planned Development Exhibits

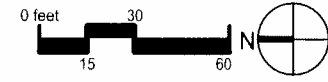
Applicant: The Salvation Army
 Address: 3300-3320 W. Chicago Avenue; 800-920 North Spaulding Avenue; 801-803 and 811-923 North Christiana Avenue

Site Plan

As Revised: September 24, 2013

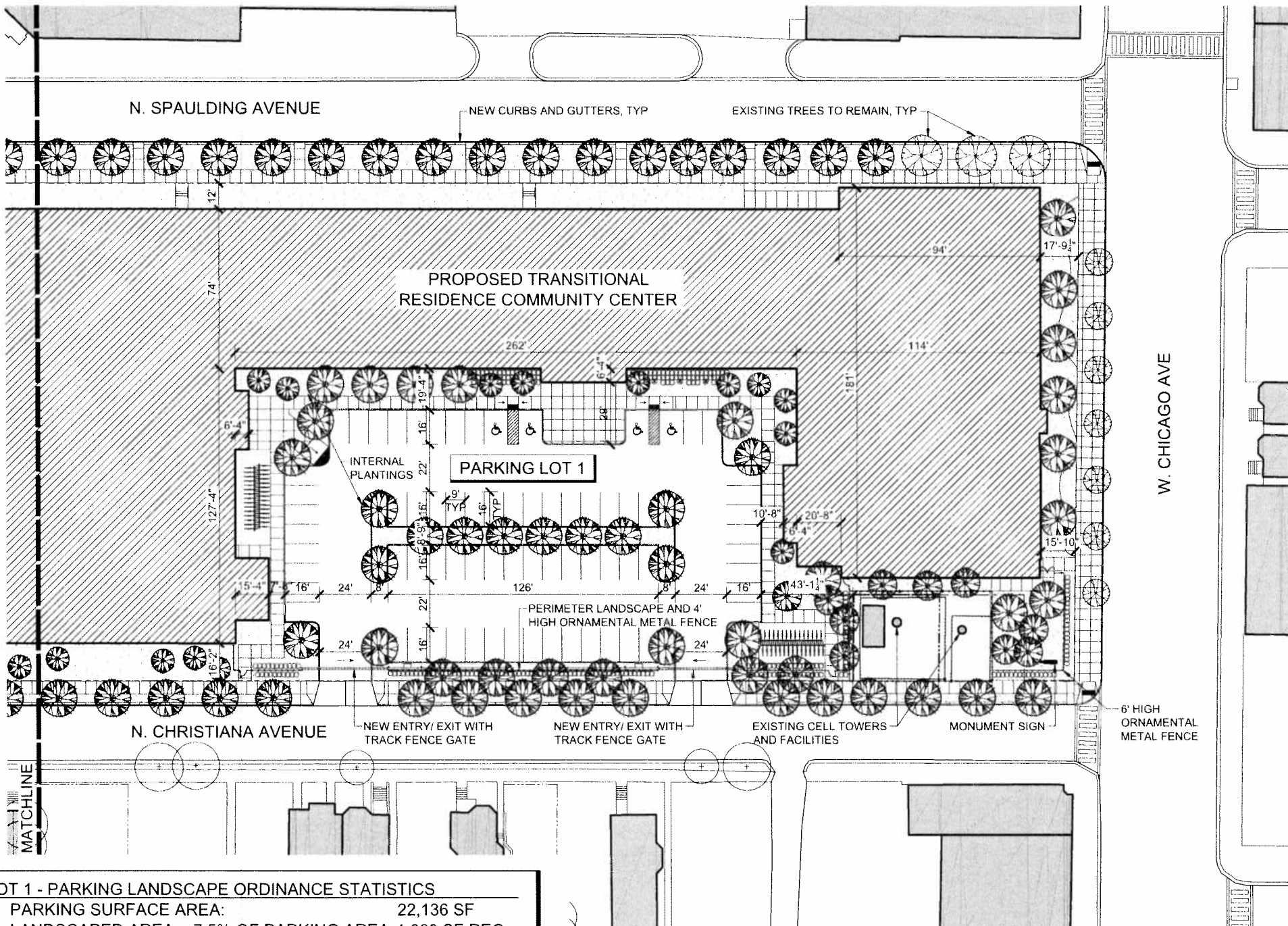


LOT 2 - PARKING LANDSCAPE ORDINANCE STATISTICS	
PARKING SURFACE AREA:	38,559 SF
LANDSCAPED AREA = 10% OF PARKING AREA:	3,856 SF REQ.
1 TREE / 125 SF OF LANDSCAPED AREA:	31 TREES REQ.



The Salvation Army Freedom Center - Planned Development Exhibits

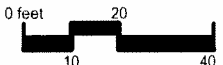
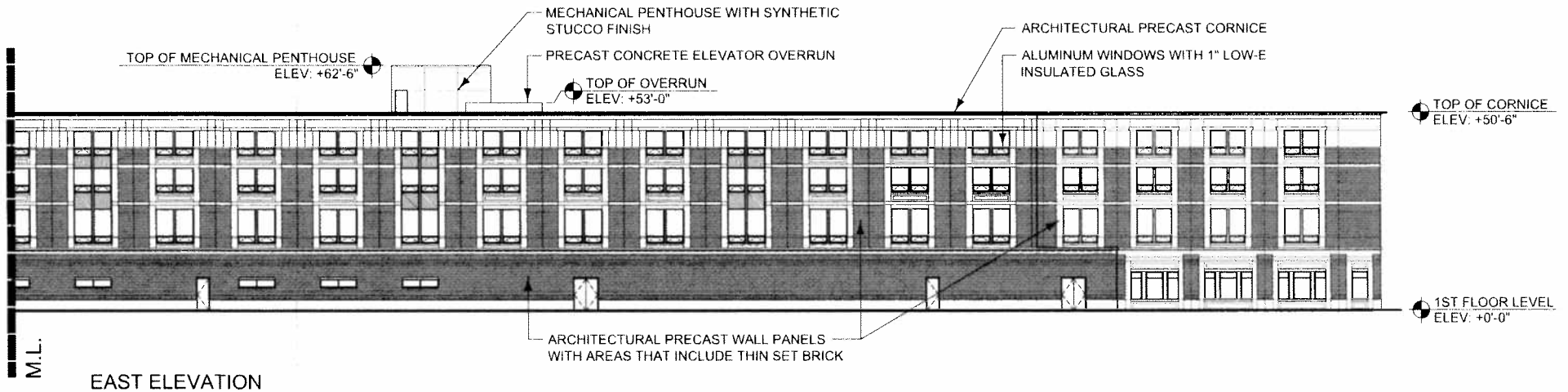
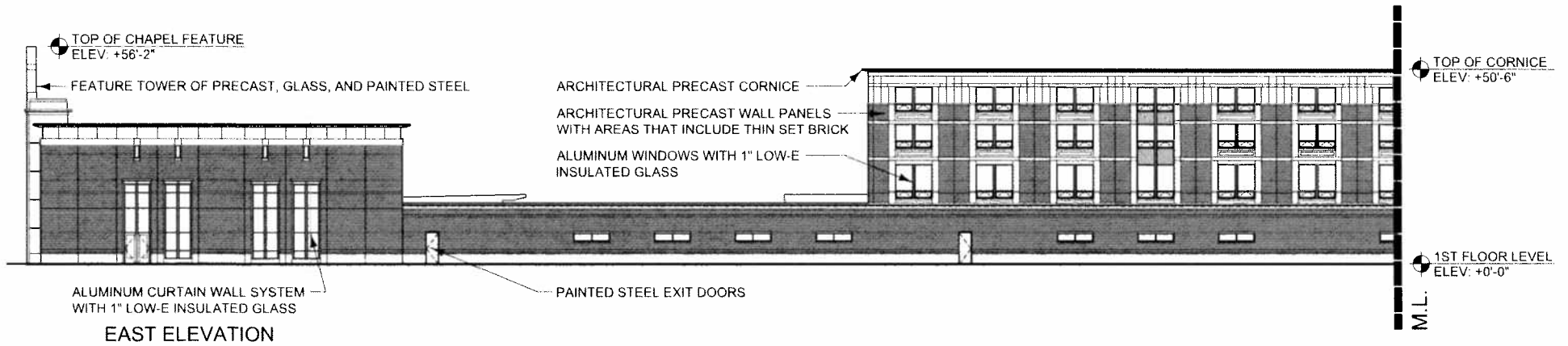
Applicant: The Salvation Army
 Address: 3300-3320 W. Chicago Avenue; 800-920 North Spaulding Avenue; 801-803 and 811-923 North Christiana Avenue

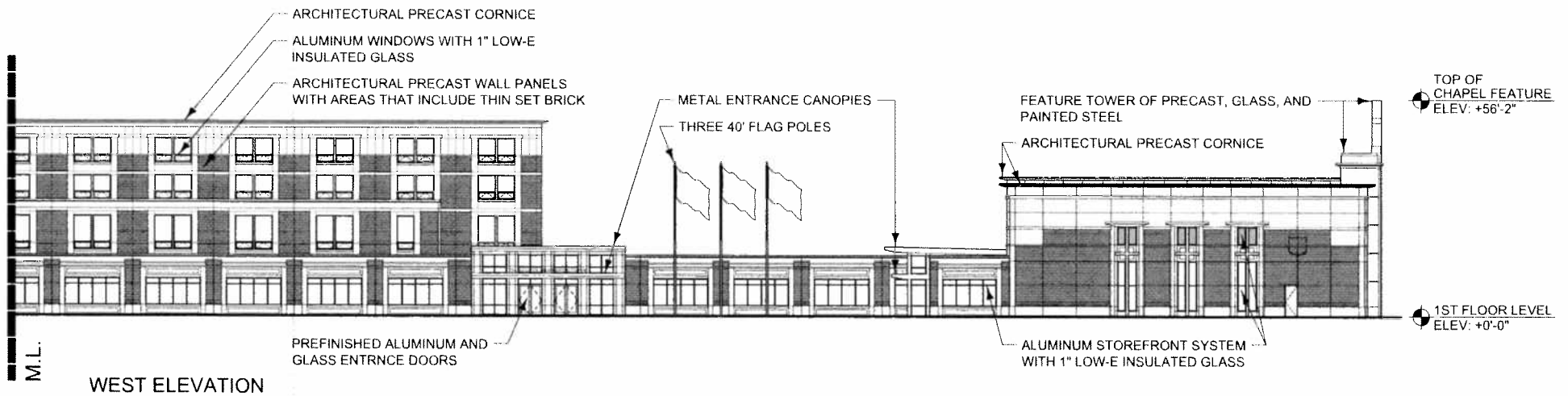


LOT 1 - PARKING LANDSCAPE ORDINANCE STATISTICS	
PARKING SURFACE AREA:	22,136 SF
LANDSCAPED AREA = 7.5% OF PARKING AREA:	1,660 SF REQ.
1 TREE / 125 SF OF LANDSCAPED AREA:	14 TREES REQ.

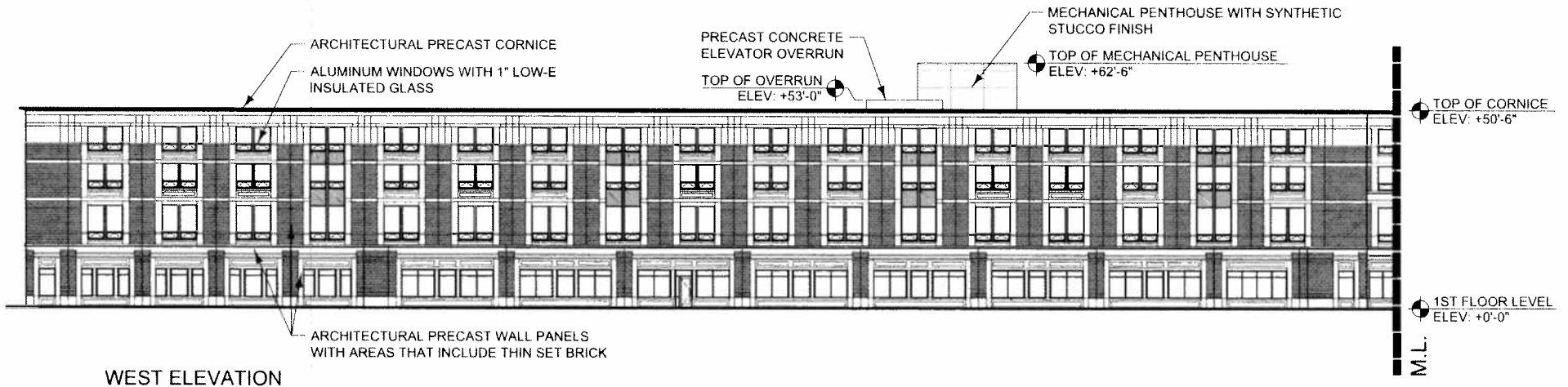


The Salvation Army Freedom Center - Planned Development Exhibits

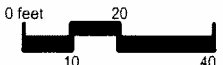


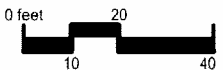
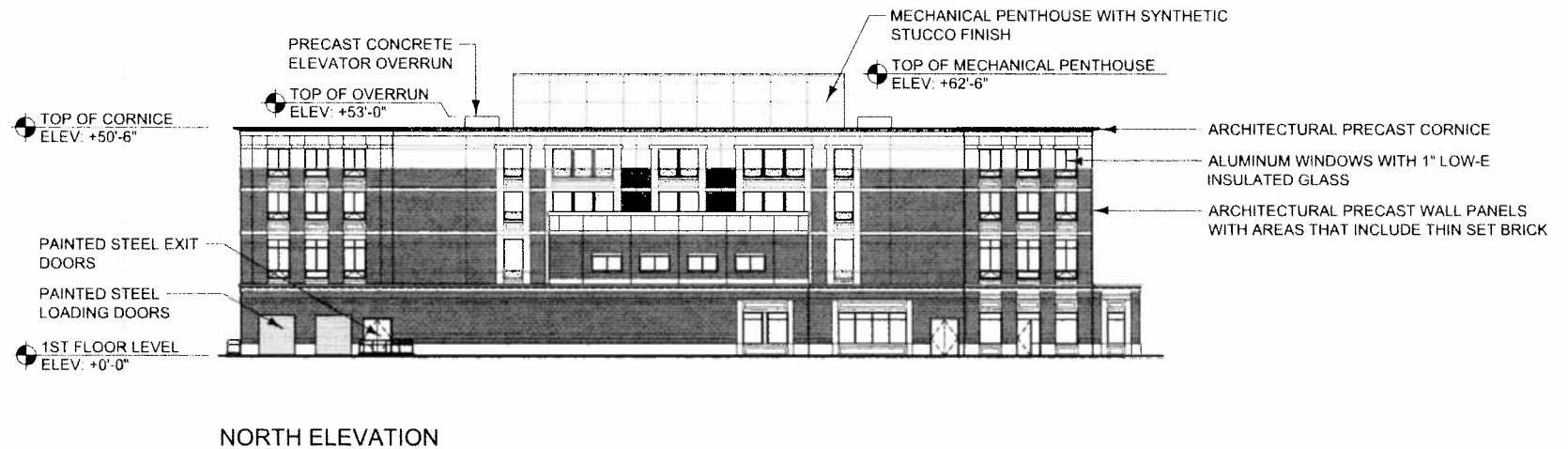
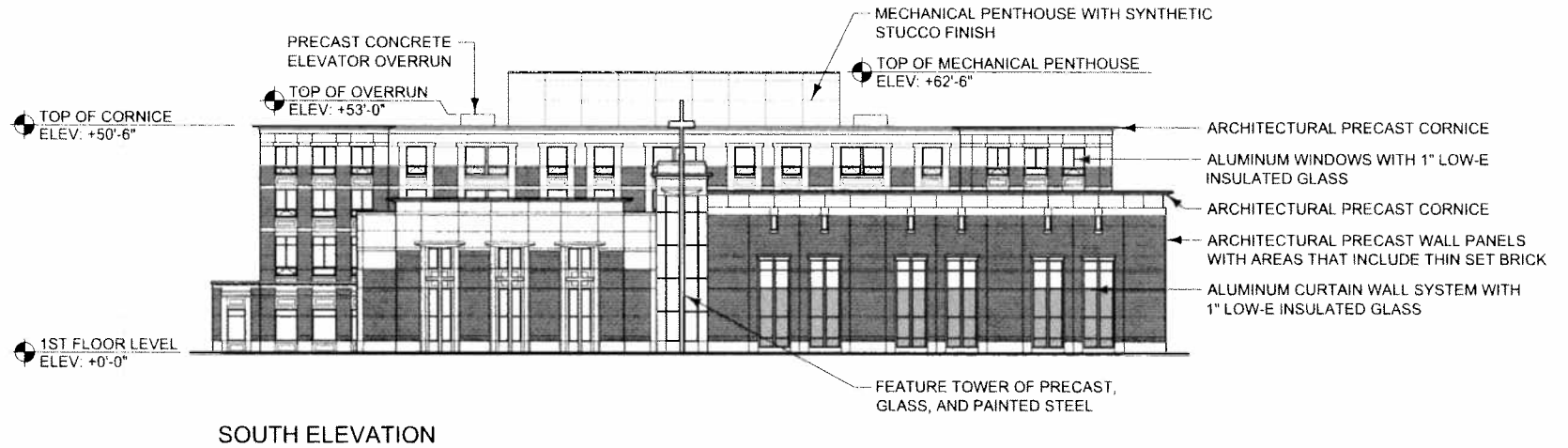


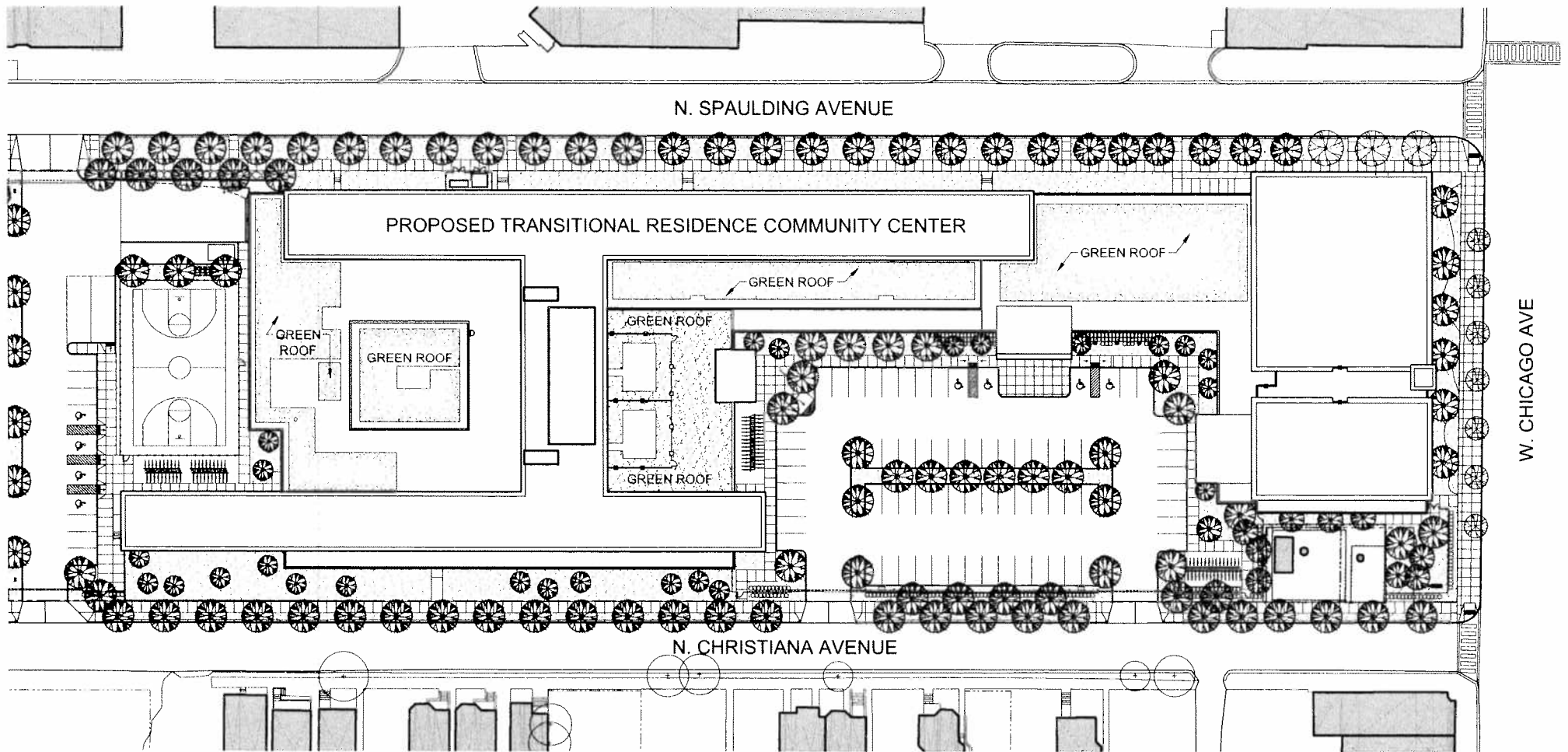
WEST ELEVATION



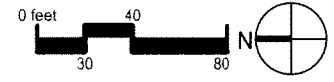
WEST ELEVATION







TOTAL GREEN ROOF AREA = 25% OF NET ROOF AREA (23,637 SF)



The Salvation Army Freedom Center - Planned Development Exhibits

Applicant: The Salvation Army
 Address: 3300-3320 W. Chicago Avenue; 800-920 North Spaulding Avenue; 801-803 and 811-923 North Christiana Avenue

Green Roof Plan

As Revised: September 24, 2013

17303

18176

JOURNAL--CITY COUNCIL--CHICAGO

12/14/2011

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map No. 3-J.

(As Amended)

(Application No. 17303)

(Common Address: 3300 -- 3320 W. Chicago Ave., 800 -- 920 N. Spaulding Ave.,
801 -- 803 N. Christiana Ave. And 811 -- 923 N. Christiana Ave.)

IPD1187

[SO2011-5466]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing the current M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 3-J in the area bounded by:

a line 966.32 feet north of and parallel to West Chicago Avenue; a line 133.97 feet east of and parallel to the centerline of vacated North Christiana Avenue; a line 999.89 feet north of and parallel to West Chicago Avenue; the Chicago, Milwaukee & St. Paul Railroad right-of-way; North Spaulding Avenue; West Chicago Avenue; a line 40 feet north of and parallel to West Chicago Avenue; a line 40 feet east of and parallel to North Christiana Avenue; a line 105 feet north of and parallel to West Chicago Avenue; North Christiana Avenue; a line 944.85 feet north of and parallel to West Chicago Avenue; and a line 24 feet east of and parallel to the west right-of-way line of vacated North Christiana Avenue,

to those of a C1 -2 Neighborhood Commercial District.

SECTION 2. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C1-2 Neighborhood Commercial District symbols and indications as shown on Map Number 3-J in the area bounded by:

a line 966.32 feet north of and parallel to West Chicago Avenue; a line 133.97 feet east of and parallel to the centerline of vacated North Christiana Avenue; a line 999.89 feet north of and parallel to West Chicago Avenue; the Chicago, Milwaukee & St. Paul Railroad right-of-way; North Spaulding Avenue; West Chicago Avenue; a line 40 feet north of and parallel to West Chicago Avenue; a line 40 feet east of and parallel to North Christiana Avenue; a line 105 feet north of and parallel to West Chicago Avenue; North Christiana Avenue; a line 944.85 feet north of and parallel to West Chicago Avenue; and a line 24 feet east of and parallel to the west right-of-way line of vacated North Christiana Avenue,

to those of Institutional Planned Development 1187 which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Institutional Planned Development No. 1187.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development (the "Planned Development"), consists of approximately 219,070 square feet (5.03 acres) of real property depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The Property is owned or controlled by The Salvation Army, an Illinois corporation (the "Applicant").
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication, opening or vacation of public right-of-way streets, alleys or easements, or any adjustment of the public right-of-way shall require a separate submittal on behalf of the Applicant or its successors, assign or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property shall, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall be defined by Section 17-8-0400 of the Chicago Zoning Ordinance.
4. This Planned Development consists of seventeen (17) statements; a Bulk Regulations and Data Table; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; an Existing Zoning Map; and the following plans prepared by Antunovich Associates dated November 17, 2011: Site Plan, Landscape Plans, Green Roof Plan and Building Elevations. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the

Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The following uses are permitted in the Planned Development: transitional residence, religious worship and assembly, community center, business, professional and administrative offices, recreation spaces, structures and facilities, day care, food service, wireless communication facilities, equipment storage and related accessory uses. The following uses are considered accessory and related to the community center: medical service uses, education, food pantry, job training, theater and indoor and outdoor participant sports and recreation. The following uses are excluded: Hospitals, and those Residential Uses and Industrial Uses which are permitted uses in the C1 Neighborhood Commercial District. Any portion of the Property may be utilized on an interim basis for construction staging, the storage of construction material and parking for the various phases of development of the Property.
6. On-premises business identification signs and temporary signs such as construction and marketing signs, on-premises and other necessary signs shall be permitted within this Institutional Planned Development subject to the review and approval of the Department of Housing and Economic Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
8. Off-street parking shall be provided in compliance with this Planned Development subject to the review and approval of the Department of Transportation and the Department of Housing and Economic Development.
9. For purposes of floor area ratio ("FAR") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration. For purposes of measuring building height, the Chicago Zoning Ordinance shall apply.
11. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance, a Part II Review Fee shall be assessed by the Department. The fee as determined by staff at the time is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

12. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Commissioner of the Department of Housing and Economic Development upon, the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the plans described in Statement 4, and in accordance with the Landscape Ordinance of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Housing and Economic Development. The Applicant shall construct the building under the Leadership in Energy and Environmental Design (LEED) Green Building Rating System. The Applicant shall provide a vegetated ("green") roof of twenty-five percent (25%) with 22,149 square feet of the building's net roof area.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permit shall be issued by the Department of Buildings until the Director of MOPD has approved detailed construction drawings for each building or improvement proposed to be constructed pursuant to the permit.
16. The Applicant will comply with the Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
17. Unless substantial construction of the improvements contemplated on the Property by this Planned Development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the M1-1 district. This six (6) year period may be extended for up to one additional year if, before expiration of the six (6) year period, the Commissioner of Housing and Development determines that good cause for an extension is shown.

17303

18180

JOURNAL--CITY COUNCIL--CHICAGO

12/14/2011

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Building Elevations; and Green Roof Plan referred to in these Plan of Development Statements printed on pages 18181 through 18190 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

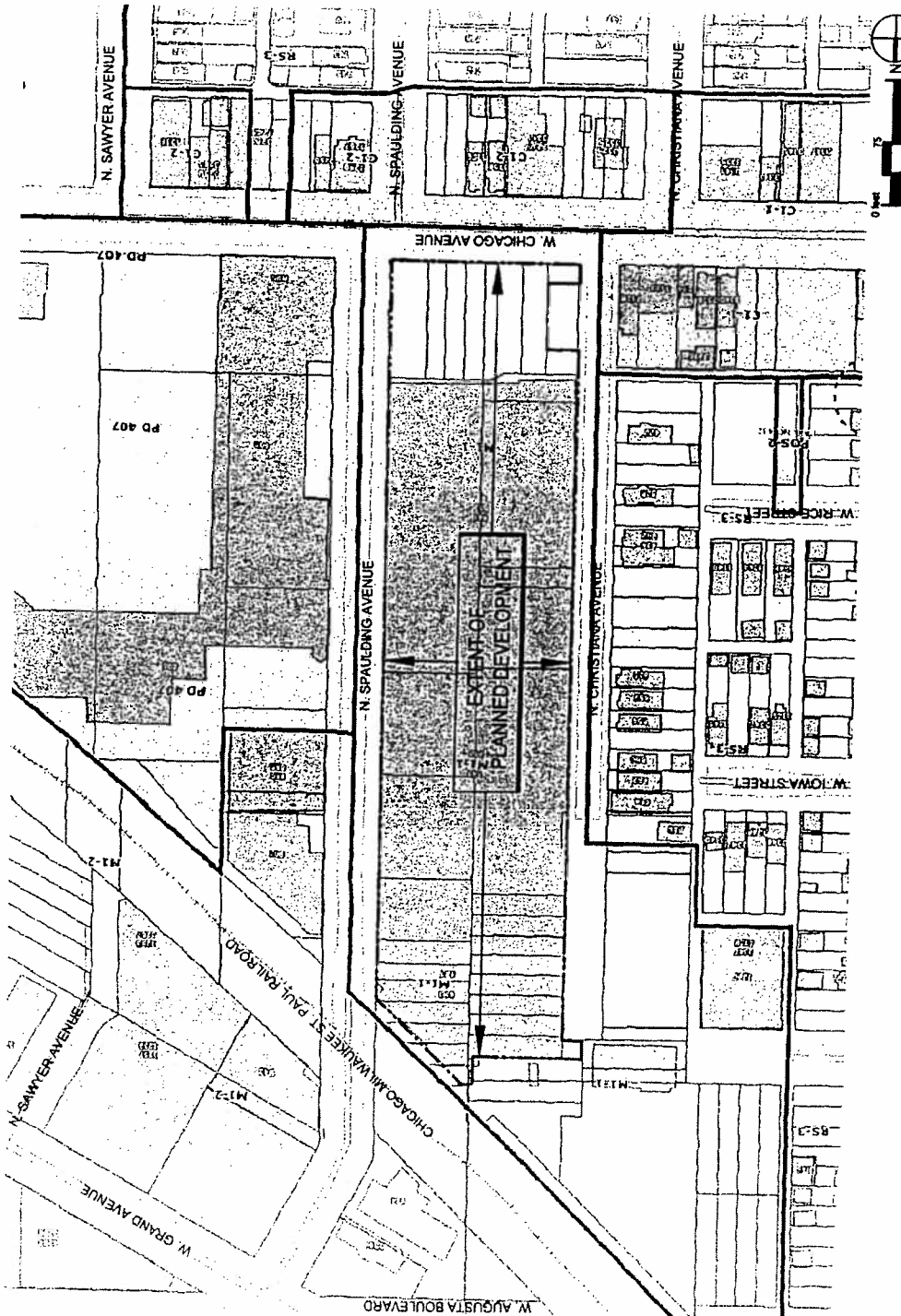
Institutional Planned Development No. 1187.

Plan Of Development

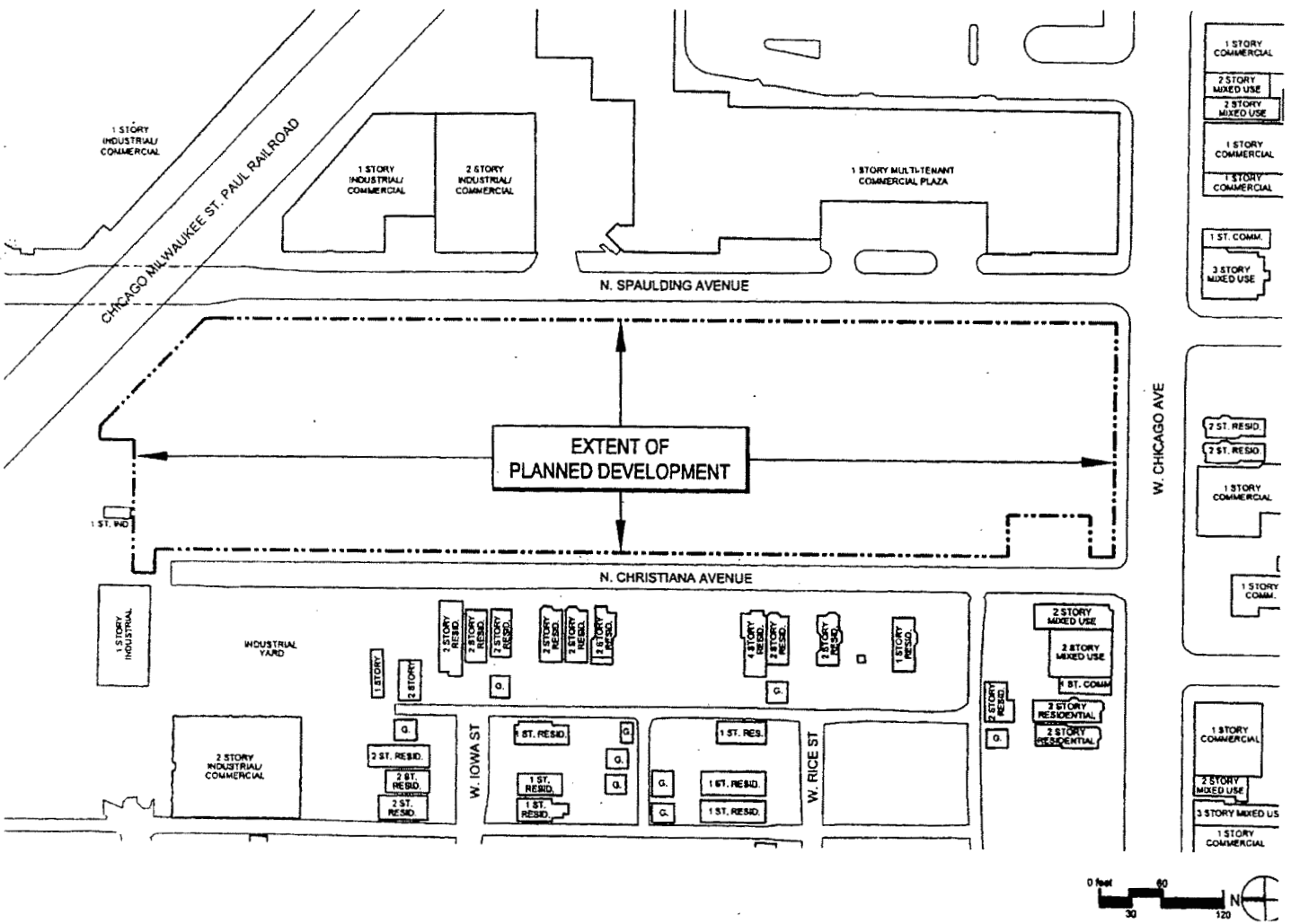
Bulk Regulations And Data Table.

	Square Feet	Acres
Net Site Area:	219,070	5.03
Public Rights-of-Way:	59,161	1.36
Gross Site Area:	278,231	6.39
Maximum Permitted Floor Area Ratio:	1.0	
Maximum Percent of Land Coverage:	In substantial conformity with Site Plan	
Minimum Number of Parking Spaces:	150	
Minimum Number of Off-Street Loading Spaces:	2	
Minimum Building Setbacks:	In substantial conformity with Site Plan	
Maximum Building Height:	60 feet (excluding rooftop elevator overrun)	
Percent of Net Roof Area Holding Vegetative Roof System:	25%	
Maximum Number of Transitional Residence Beds:	468	

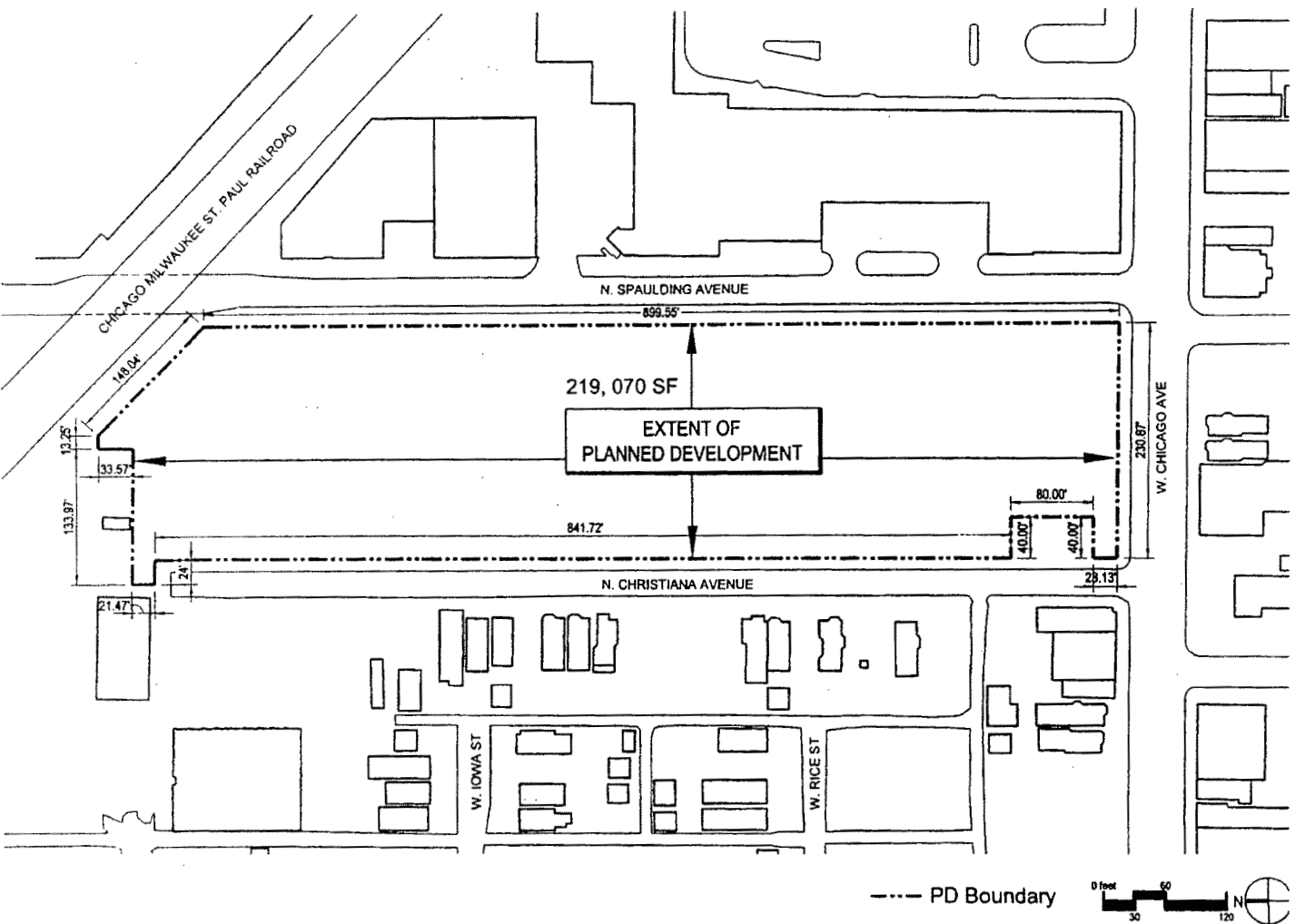
Existing Zoning Map.



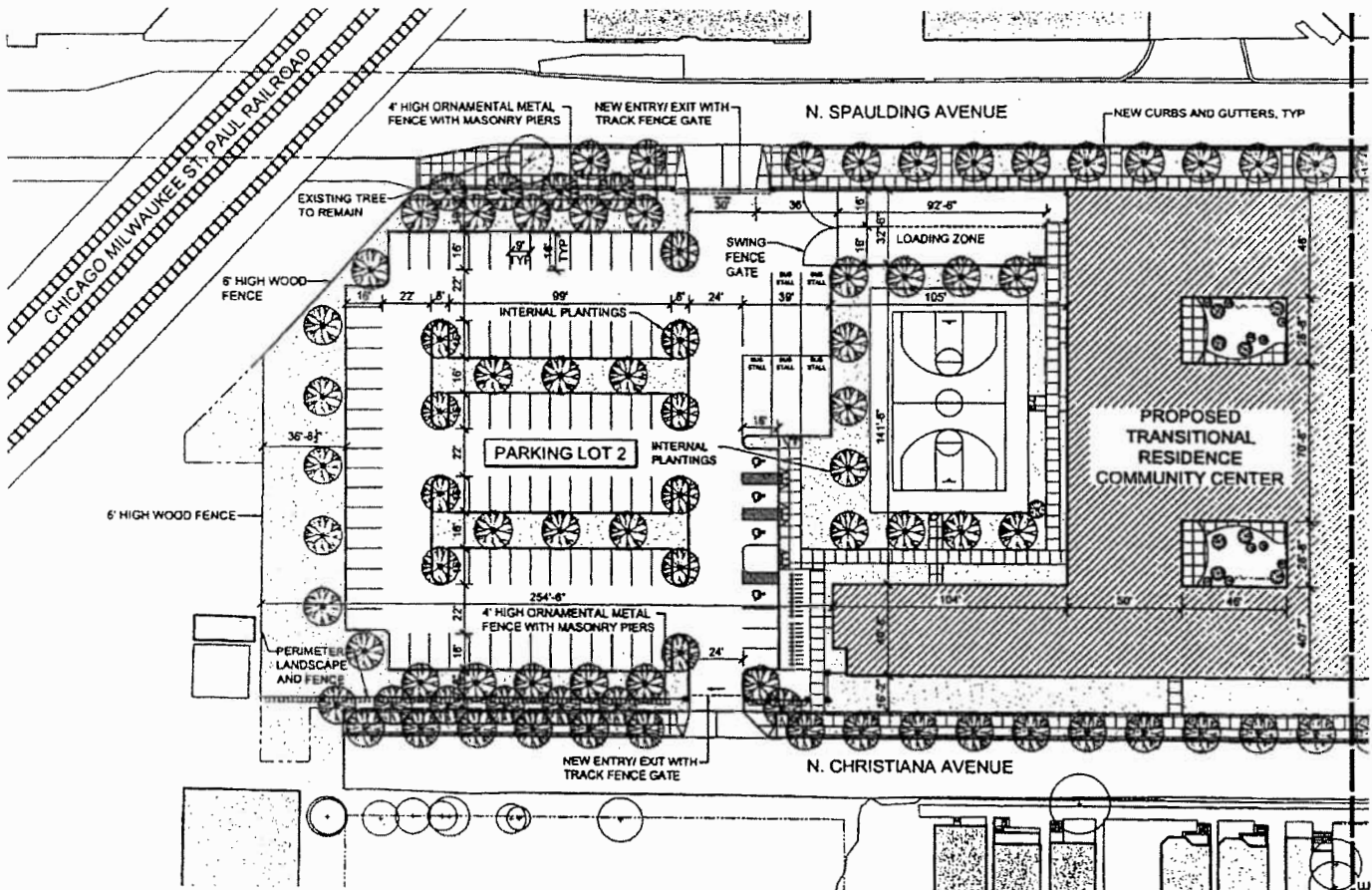
Existing Land-Use Map.



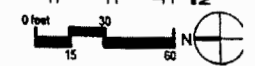
Planned Development Boundary And Property Line Map.



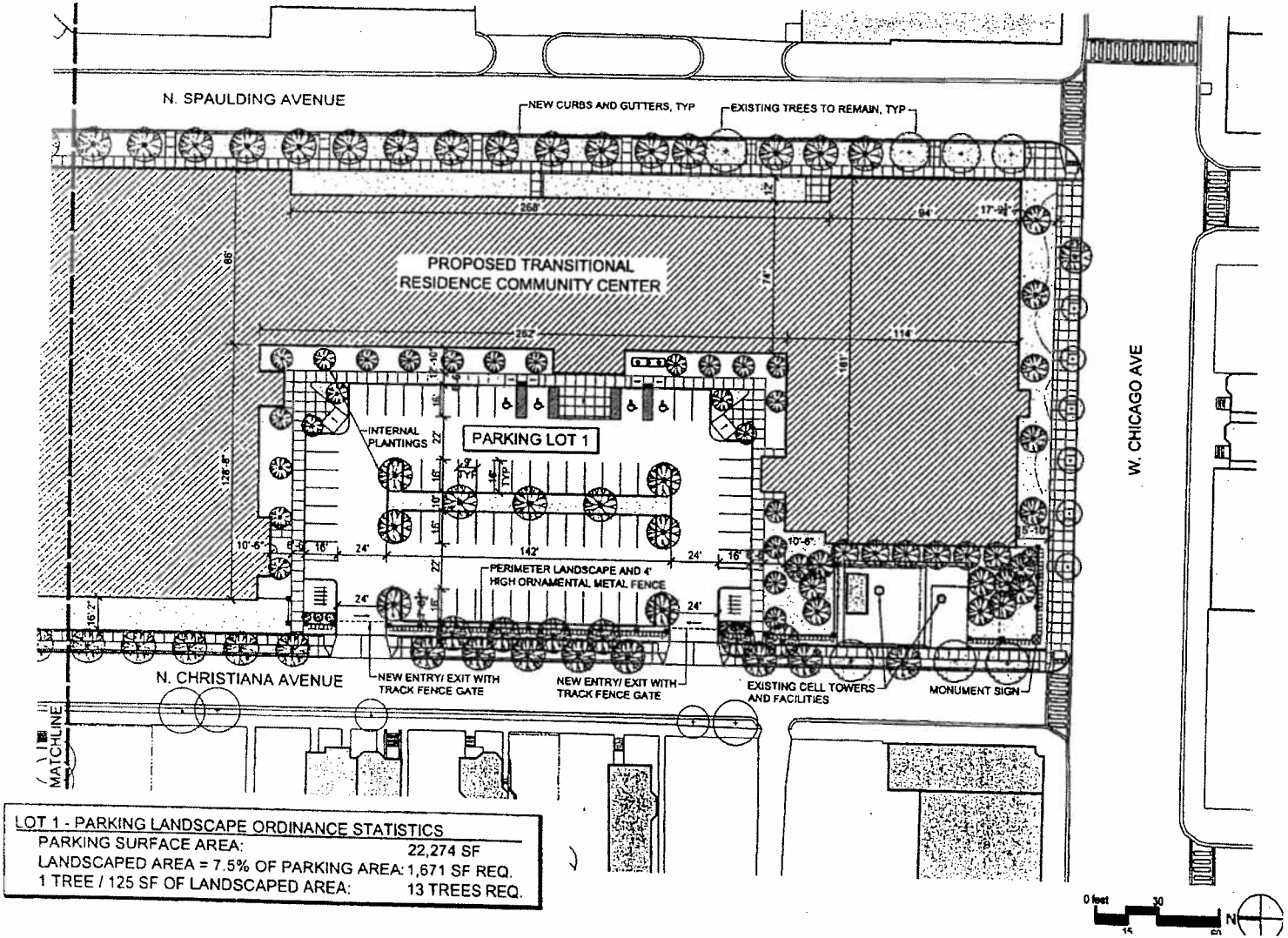
Landscape Plan.
(Page 1 of 2)



LOT 2 - PARKING LANDSCAPE ORDINANCE STATISTICS	
PARKING SURFACE AREA:	38,567 SF
LANDSCAPED AREA = 10% OF PARKING AREA:	3,857 SF REQ.
1 TREE / 125 SF OF LANDSCAPED AREA:	31 TREES REQ.

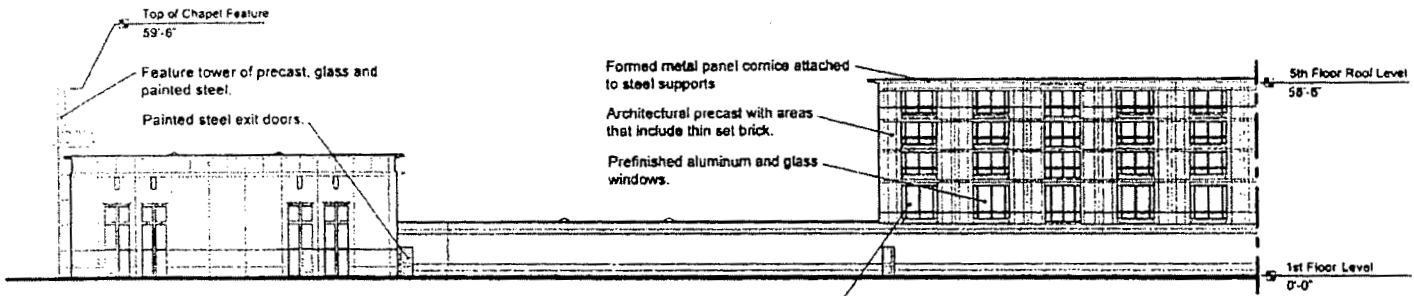


Landscape Plan.
(Page 2 of 2)

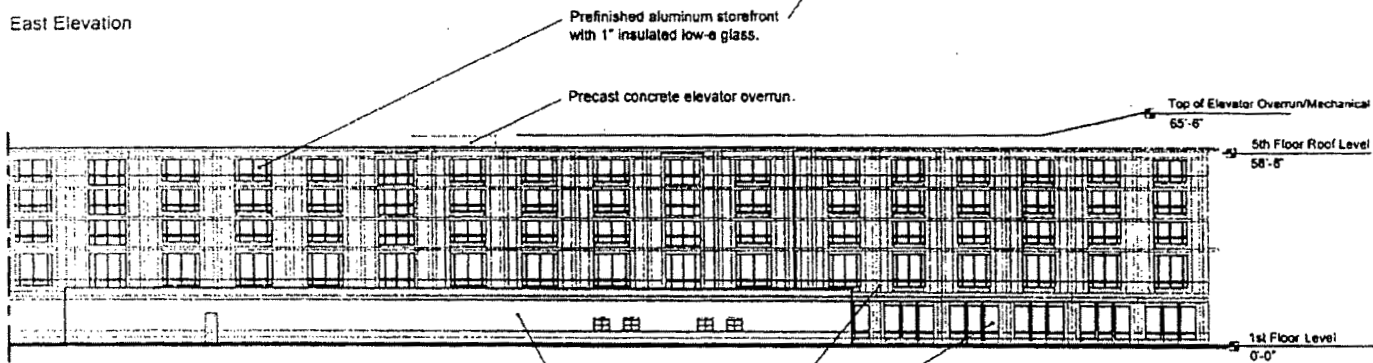


LOT 1 - PARKING LANDSCAPE ORDINANCE STATISTICS	
PARKING SURFACE AREA:	22,274 SF
LANDSCAPED AREA = 7.5% OF PARKING AREA:	1,671 SF REQ.
1 TREE / 125 SF OF LANDSCAPED AREA:	13 TREES REQ.

Building Elevations.
(Page 1 of 3)



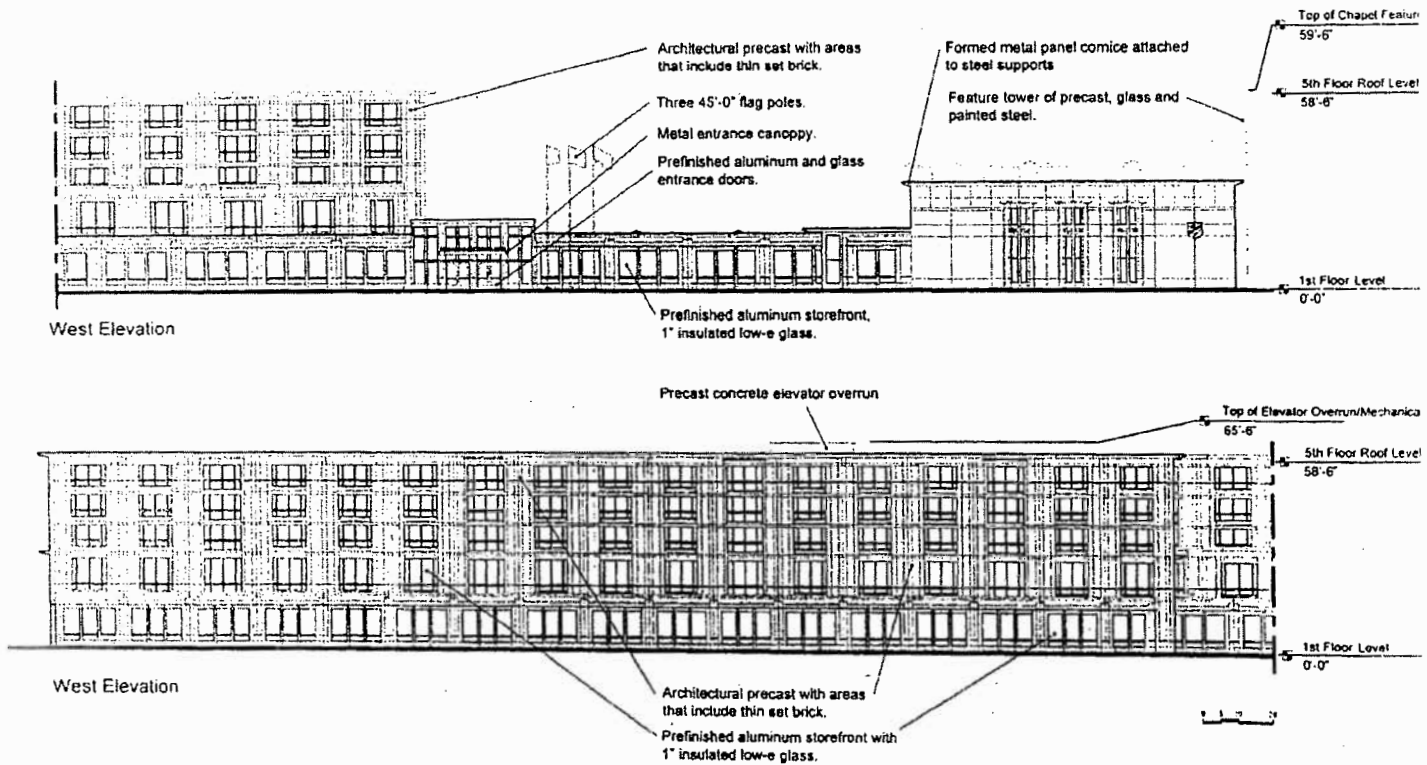
East Elevation



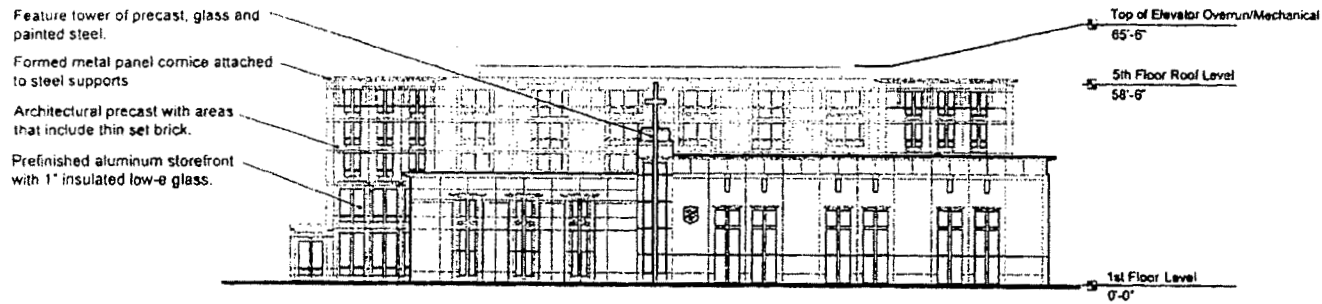
East Elevation

Architectural precast with areas that include thin set brick.
Prefinished aluminum storefront with 1" insulated low-e glass.

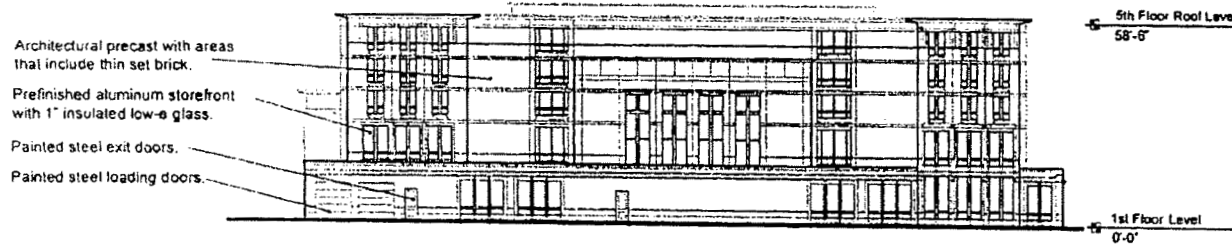
Building Elevations.
(Page 2 of 3)



Building Elevations.
(Page 3 of 3)

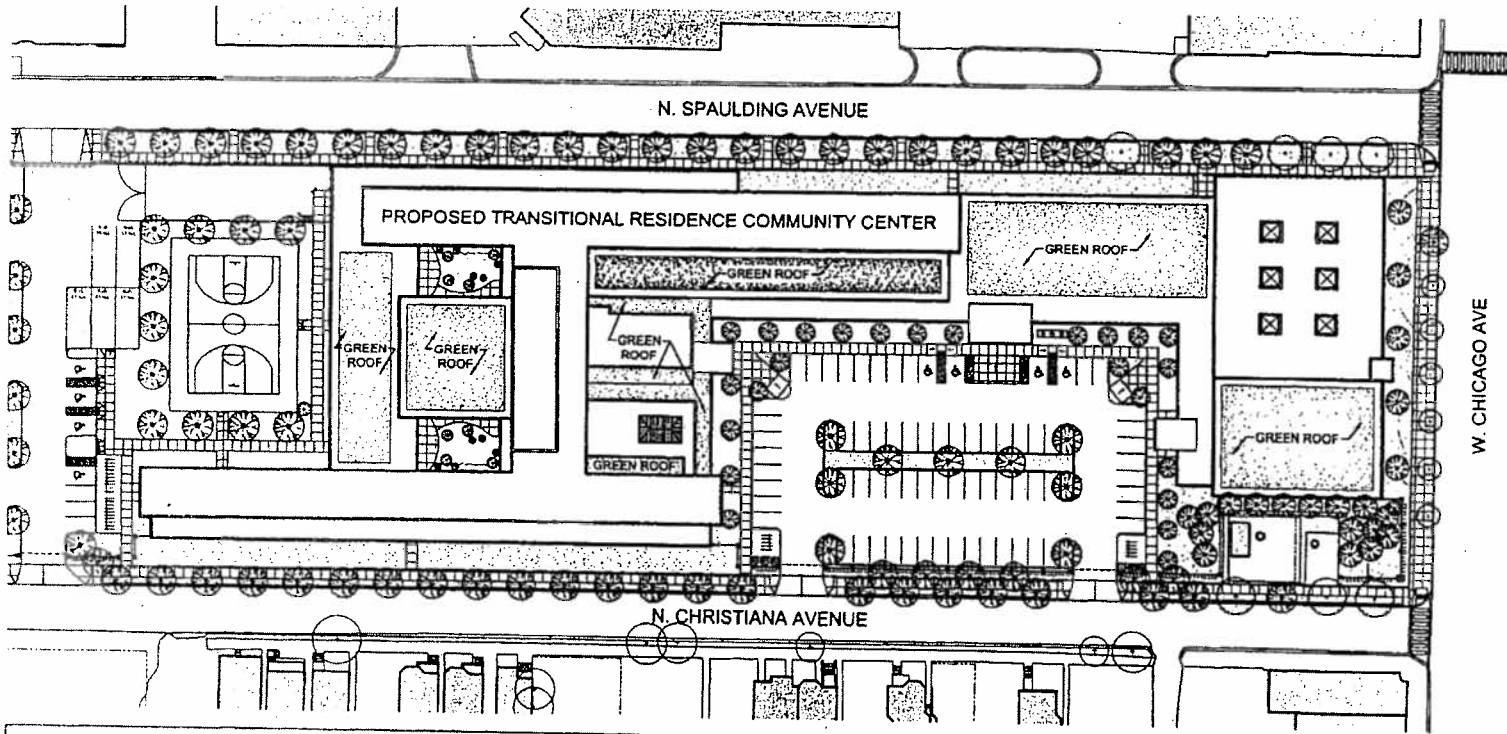


South Elevation



North Elevation





TOTAL GREEN ROOF AREA = 25% OF NET ROOF AREA (22,149 SF)

Green Roof Plan.